OFFICIAL RECEIPT

B0f40

BOOK 5971 PAGE 763

FORM NO. WD-1

2213 12/01/82,10:- CHECK
H 19682

IDENTIF. REFERENCE

DEC 1 1 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

309,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 1982.

Notary Public

MY COMMISSION EXPIRES: April 20, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian N. Byrnes (NAME)	Same (NAME)	116-10 13
109 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BM-06075
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mac E. Ozier and Bonnie B. Ozier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian N. Byrnes and wife Kathleen M. Byrnes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the westerly 80 feet of Lot No. 2 and Lot No. 3 on the Plan of Johnson Bransford's Resubdivision of Lots Nos. 1, 2, and 3 and 44, in Belle Meade Subdivision, as of record in Book 547, Page 168, Register's Office for Said County.

Said part of Lot No. 2 and Lot No. 3 front together 180 feet on the southerly side of Clarendon Avenue and extends back 129 feet 8 inches, more or less, on the easterly line and 138 feet on the westerly line to a dead line measuring 180 feet thereon.

Being the same property conveyed to Mac E. Ozier and wife, Bonnie B. Ozier, by deed from Lewis Daniel Scott, III of record in Book 5768, Page 960, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 109 Clarendon Avenue (House Number) (Street) Nashville, Tennessee 37205 (P. O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29TH day of NOVEMBER, 19 82

Mac E. Ozier

Bonnie B. Ozier

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5971 PAGE 764

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mac E. Ozier and Bonnie B. Ozier

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29TH day of NOVEMBER, 19 82

Commission expires 4/20/86

Susan A Wise
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Mac E. Ozier

TO

Brian N. Byrnes

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5971 PAGE 765

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			309000.00-	CO
			803.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	809.90-
2513A12/01/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19682

T IDENTIF. REFERENCE

Dec 1 1 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913278